



*88 Winifred Road, Stockport, SK2 6HG*

*Offers over £225,000*



**\*\*\*NO ONWARD CHAIN\*\*\***

***Calling all First Time Buyers and Landlord Investors! This NEWLY DECORATED AND CARPETED Two Bedroomed End-Terraced Property is set over approx. 1023 square feet on a Quiet Cul-de-Sac Location, presenting a Fantastic Opportunity for a First Time Buyer, or for a Seasoned Landlord Investor who's looking to add to their investment portfolio.***

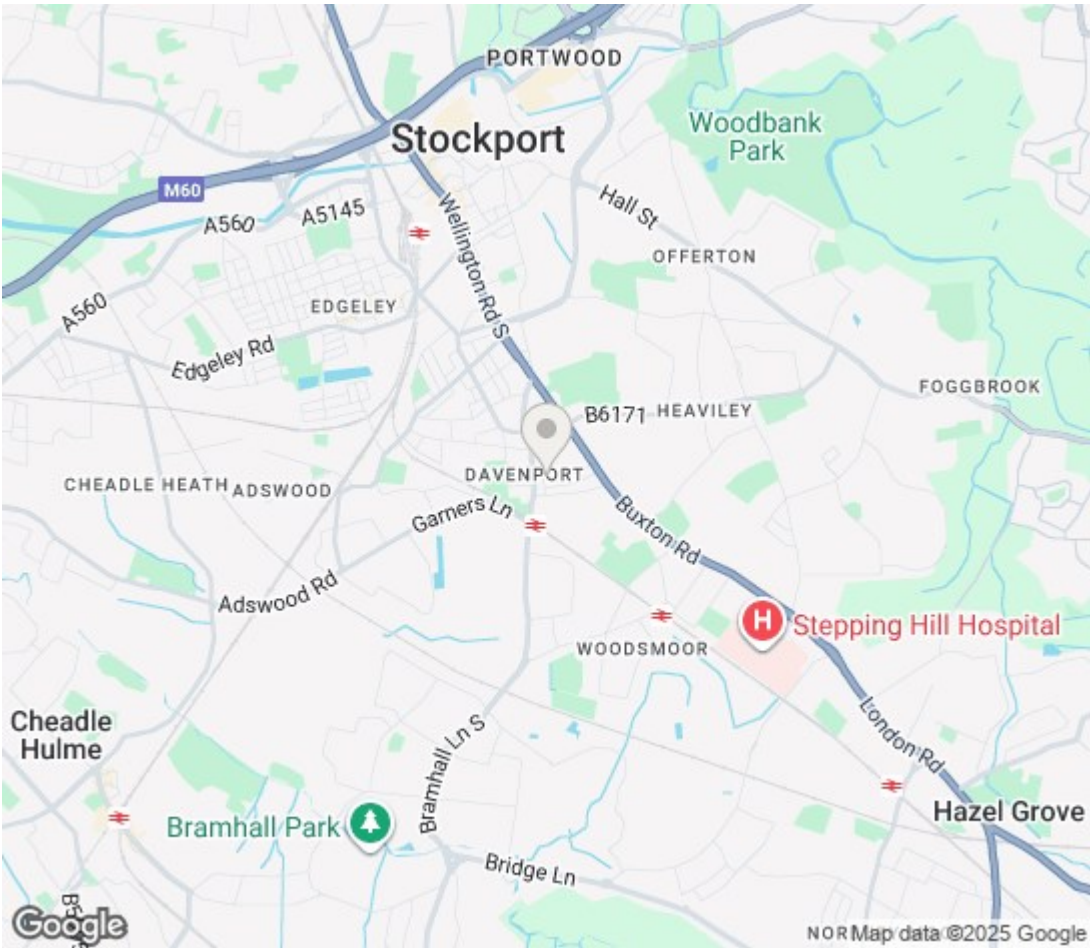
***In brief, the accommodation comprises: Entrance into a Vestibule and through into a Generous Reception Room to the front, with double doors leading to the rear is a Generous Dining Kitchen. Stairs lead from the Dining Kitchen to the First Floor Landing. There is a Generous Double Bedroom to the front, with a Second Single Bedroom/ Home office alongside a Family Bathroom with shower over the bath.***

***Externally, the property is Street Fronted with Unrestricted On-Street Parking Available. To the rear is an Enclosed Low Maintenance Paved Garden with access to a ginnel. The property is Freehold, and Council Tax Band- B. EPC Grade D.***



- NO ONWARD CHAIN
- LARGE RECEPTION ROOM
- GENEROUS DOUBLE BEDROOM
- FAMILY BATHROOM
- ON-STREET PARKING

- PERFECT FOR FIRST TIME BUYERS
- MODERN DINING KITCHEN
- SECOND SINGLE BEDROOM/ OFFICE
- LOW MAINTENANCE REAR GARDEN
- EXTREMELY SOUGHT AFTER LOCATION



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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